

District III Advisory Board Minutes

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**July 6, 2005
7:00 p.m.**

**Colvin Neighborhood City Hall
2820 S. Roosevelt**

The District III Advisory Board meeting was held at 7:00 p.m. at the Colvin Neighborhood City Hall at 2820 S. Roosevelt. The District III City Council member, Jim Skelton and ten (10) District Advisory Board members were in attendance. Eleven (11) city staff were present and approximately eighteen (18) members of the public, most of whom signed in.

Members Present

Teresa Cook
Jim Gulick
William Ward
Joann Hartig
Charlotte Foster
Judy Dillard
John Kemp
Matt Foley
Dewayne Kitchen
Gerry Myers
CM Jim Skelton

Members Absent

Jesse Sheffield

Staff Present

Chief of Police Norman Williams
City Manager George Kolb
Dave Barber
Kay Johnson
Chris Carrier
Mike Greene
David Warren
Jay Newton
Officer Dwain Diehl
Officer Lisa Rollins
Vicki Mork

Guests

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ORDER OF BUSINESS

Call to Order

Council Member Skelton called the meeting to order at 7:05 pm.

Approval of Minutes

Dillard (Hartig) moved that the minutes from the June 1, 2005 meeting be accepted and approved DAB members voted 10:0, unanimous approval.

Action: Received and filed.

Public Agenda

1. Scheduled Items

Bruce Gilder did not appear.

Recommended Action: Provide comments/take appropriate action.

2. Off Agenda Items

John Dickson, 6054 S. Minneapolis stated he was working with Health Department, Office of Central Inspection to bring his neighborhood up to code. His area was annexed about 2 years ago. His main concerns are properties on small lots with septic systems, storm water run off and mercury vapor lighting. He has submitted many potential code violations to COW and states he is extremely interested in bringing area into code.

Kay Johnson, Director of Environmental Health responded saying they had received and responded to 50 complaints and investigated 5 properties pertaining to lighting issues. Many complaints regarding inoperable vehicles and nuisance lighting were unfounded. Environmental Health also responded to complaints from Dickson alleging problems with old septic systems. Essentially water has been sampled from ditches in the contested areas and testing revealed no sewage present. Environmental Health took samples yesterday from 2 other areas with results to be determined.

Mr. Dickson disagrees with City findings in many instances. **Chief of Police Norman Williams** says he and his officers are working diligently with Dickson regarding his concerns. **Council Member Skelton** will follow up with John Dickson.

Mandy Braden 1014 S. Prairie Park expressed concern with management of Gypsum Creek's eroded banks and wants them repaired in eco friendly ways. She cited several instances of unnecessary mowing east of Woodlawn, which she contends contributes to erosion. Mowing in Cessna Park on the westside of Woodlawn to turnpike could be friendlier to animals. She also said there is erosion south of Mt. Vernon as a result of sewer installation. **Council Member Skelton** will also follow up with Mandy Braden

Recommended Action: Provide comments/take appropriate action.

Staff Presentations

3. Community Policing

Officer Dwain Diehl, Patrol South Community Policing reported on a K-9 event that was recently held at Dillons. They introduced the Department's newest drug dog. There was a good crowd turn out. South Central Progressive Neighborhood Association had a big turn out with clean up and worked with volunteers from the Disciples of Christ Mission. They worked with Public Works and Environmental Health picking up 11.5 tons of trash and 54 tires in 7 alleys. A National Night Out event will be held in Lincoln Park on August 2, 2005. There was a dilapidated housing review in south central Wichita with Council Member Skelton and Deb Legge recently. Finally he reported on a recent John Sting, which only resulted in 4 men being arrested. The low numbers show enforcement efforts are working.

Officer Lisa Rollins, 29 Beat reported on south Wichita home crime trends, which include construction larcenies at a new development at 55th and Hydraulic. An adult bookstore at 5858 S. Broadway is being targeted by a community group working to relocate the business. They have a petition drive underway. She concluded saying the South Area Neighborhood Association meeting will be held on Monday July 11th.

DAB member Foster thanked Wichita Police Department for their efforts against gang activity in the Fabrique Neighborhood Association. It has helped. She expressed concern about the number of sex offenders living in the area.

Chief Williams said the Wichita Police Department is joining forces with Sedgwick County Sheriff's department and State law enforcement officers in the next few weeks to verify addresses of registered sex offenders. He also reported that in February there were a total of 18 drive by shootings but only 4 in April and May together. **Williams** reminded everyone that the Wichita Police Department needs the public's efforts in combating these problems. They have a new policy, which involves WPD staff working rapid response on gang crimes; it results in overtime for the officers but has been effective. Resulting in 100% clearance on drive-bys in the past few months. There is a downward crime trend. Reminded everyone we all have to work with Wichita Police Department.

Chief Williams also spoke about the importance of mentoring the youth of Wichita. Churches sponsored organizations provide safe haven for youth who want to get out of gangs. Prevention and intervention are necessary components for responding to gang activity. **Foley** asked why sex offenders from other areas end up in Wichita. **Chief Williams** said it's because Wichita is a large city in Kansas and we have largest amount of resources.

Recommended Action: Receive and file.

Council member Skelton introduced City Manager George Kolb and new District Advisory Board member Gerry Myers.

4. Public Works - Proposed ERU increase

Chris Carrier, Director of Public Works began his presentation saying the Storm Water Utility constructs, operates and maintains storm water drainage systems throughout Wichita. To maintain the system every home is charged at the rate of one Equivalent Residential Unit (ERU) per month. The measure ERU is related to impervious surface in an average residential unit. Non-residential properties are charged one Equivalent Residential Unit for every 2,139 square feet. Other facility fees are based on their impervious area relative to the residential charge.

Carrier explained the Council sets the rate for ERU when they do the budget for Capital Improvement Projects (CIP). The current ERU rate of \$1.50 generates \$5,550,000 annually. The debt service on CIP for Storm water is 1,018,200. Each one cent increase in ERU will increase revenue by \$37,000. It is time for an increase as reserves have been used of late.

The 2005-2015 CIP proposes 19 storm water projects totaling \$64.8 million. The current ERU doesn't fund everything also uses general obligation bonds. The 19 projects will solve flooding. First priority on projects will be housing, then business and industrial and finally nuisance flooding for example Douglas and West Streets. There are five new drainage projects that have not been included in the past. These projects will not necessarily be deleted if the proposed 25¢ per year for two years fee increase doesn't fly.

The increase will support many projects. By comparison the Wichita ERU at \$1.50 with proposed increases to \$2.00 is very low, the median ERU amount is \$3.70. At least 80% of utilities in USA structure their fees and operations as Wichita does funding 74% of the projects with cash and 26% with bond funds. **Carrier** says the ERU fee increase critical for Capital Improvement Projects equitable way to fund strongly recommends approval.

Foster asked if people with pools paid more. **Carrier** said no that every residential unit is one ERU. **Foster** asked if sump pump drainage was his domain. **Carrier** responded no. **Gulick** asked if his business expanded parking lot how quickly is change noted. **Carrier** says when permits are issued that is the tip off. **Foley** asked if money would solve Cowskin Creek flooding problems. **Carrier** said if increase passed yes, if not may have to revise project list. **Foley** asked if ERU's applied to apartments. **Carrier** said the charges are one ERU per apartment. **Kitchen** asked what level ERU would be needed to be if all projects cash funded. **Newton** said the answer depended on the pace of improvements and how quickly they would be implemented. Using bond funding allows projects to be completed more quickly.

Audience member, **Paul Davis, 6417 S. Madison** made a presentation protesting the manner in which he is charged for ERU's at his salvage yard. He contests the 45.2 ERU for his industrial operation. Much of his business area is not paved but crushed rock parking. He

says the funding isn't fair to businesses and they carry the bulk of the Equivalent Residential Unit funding. **Carrier** responded saying he would be happy to talk with him about his concerns. Crushed rock parking lots have always been considered impervious from inception of ERU charge.

Kemp asked when the CIP is going before council – he was told July 19, 2005. The ERU proposal is not going to Council before January but if the ERU is not approved projects will be pulled. **Kemp** says COW issues are not brought before District Advisory Boards with a long enough lead time for DAB members to hear from their Neighborhood Associations and makes it difficult for him to know how to vote.

Foley speaking on behalf of Hilltop and Planeview Neighborhood Associations says there isn't a lot of impervious area due to layout of neighborhood. They are only four storm drains in Hilltop. **Foster** asked for clarification of proposed ERU raises. **Myers** asked when was last increase for the ERU. **Newton** said there was a 15¢ raise last 3 years and 5 ¢ increase last December.

Cook asked how open Storm Water is to reassessing ERU assignments for businesses? **Carrier** said he has staff that responds to business concerns constantly they also give refunds, but there are also situations where businesses and Storm Water does not agree. **Foley** asked about possible increases for ERU in Hilltop. **Carrier** said call and have his staff come out to see what the projects are. **Gulick** supports the increase, as it will solve flooding problems in District III. This area, the southeast part of Wichita has two creeks and they are uncontrolled. **Dillard** doesn't think increasing the ERU is a problem to her neighborhood association but has concern for Paul Davis' plight says Equivalent Residential Unit is a good deal. She also requests more lead-time on issues that come to the District Advisory Boards. **Skelton** said anyone could call him at City Hall anytime about pending issues. **Kemp** requests more time on issue so he can consult with his neighborhood associations. **Myers** talked to several members of Mead Association and reports they are very supportive but concerned about how projects are prioritized. **Foster** has no problem with increase wants to see the Gypsum Creek project done fast!

Recommended Action: Foley moved the 50-cent Equivalent Residential Unit increase be supported (Gulick). Motion passed unanimously 10:0.

5. Water and Sewer Department

David Warren, Utility Service Customer Manager went through his power point presentation. There is an adequate water supply through 2050 but they want to ensure that good water quality and adequate water quantity continue.

Three things comprise cost. 1) cost; 2) pricing use; 3) value. Water is priced per 1,000 gallons used that is the base charge for normal indoor activities. Peak usage cost assigned by use of lawn watering, car washing and swimming pools etc.

Improving value is the fundamental mission. Drinking water and wastewater standards require high quality water. Maintaining minimum water pressure of 21 psi. Sanitary sewer

requires continued maintenance programs. The reliability and security costs \$9-10 million per year for the rehabilitation of old pipes and valves.

The sources of water revenue are 81% comes from the sale of water to retail customers, 4% wholesale sales to surround small towns such as Derby, Kechi, Bel Aire, etc. New accounts pay 6% equity. Wichita water represents good product and good value price wise. Our average bill is \$12.53. Kansas City, KS is \$40.00. A 1% increase would equal 78 cents per month. Wichita expenses for water and sewer better than most medium to large cities of mid-west \$127 versus \$163.

The South area is still enduring smell from south sewer treatment plant but improvements are planned and nearly on line. Wichita gets good value for sewer service compared to other cities in the mid-west. The request is for a 7% increase or 70 cents per month. Average Wichita bill is \$25.00; Park City \$70.00; Haysville \$67; Derby \$83 and Bel Aire \$95. Wichita fares very well.

Wichita Water Department is serving more people and more water line per employee than the average. Water line breaks reduced by half and less than 300 in 1994 reduced more than half. Continued investment through increased fees will result in increased service reliability. System must continue to grow. To increase revenue we must increase the retail customer base or wholesale customers or fees and rates. Staff recommends 6% for water approximately 78 cents, 7% for Sewer approximately 70 cents and 6.3% for combined which is approximately \$1.48.

Myers said that 4% revenue comes from wholesale customers, how does Derby water cost compare to Wichita? **Warren** says much greater Wichita pays about 25% of their customer charge. Will all rates increase? **Warren** says yes all rates are to increase. **Myers** asked how can truck read 400 in a minute? **Warren** says automated wireless technology.

Foster asked where is the new water supply source? **Warren** said recharging equis beds from Arkansas River protects beds from salt intrusion and the project has begun. **Foley** commends Water Department for technological advances. **Gulick** asked about water envelope as he says it's awkward. **Dillard** asked about 13% increase. **Warren** explained 6.3% combined. **Dillard** says it's too much of an increase and won't be supported by her neighborhood association. Doesn't think it will fly and doesn't like 33% of water expense for growth in new area. **Warren** says new services pay equity fee when they hook on and new customers pay rehabilitation costs.

Lonnie Wright, 1721 S. Lulu endorsed Wichita water system. He says we have good water, tastes better than rest of country and a good sewer system. His experience is that Wichita is very responsive in maintaining sewer system. This maintains good value and good investment. **John Dickson** says areas of Wichita are without sewer service. Says he lives near the south sewer plant in the area that was recently annexed by Wichita but they have no sewer service. **Foley** says good water and sewer are essential and the increase is reasonable and is a good deal.

Recommended Action: Kemp (Cook) moved to support the increase. Motion passed 9:1 with Dillard dissent.

6. MAPD

Dave Barber, Advance Plans Manager, handed out matrix of eight recommendations that grew out of the project, which began last fall with representatives from Wichita, Derby, Sedgwick County, McConnell AFB Policy. Map showed the B-1 Bomber mission area was larger due to noise. KC-135 airplane has a much smaller noise area and a much less accident potential zone. They plan to implement the recommendations, the coordinating committee will meet August 24th. During the public meeting participants will determine who's committed and the time lines and responsibilities of everyone who participates. Some not costly but some are. **Barber** said they can't protect the Air Force Base through restrictive land regulation but will look at land acquisition instead especially south of the Air Force Base.

Dillard asked if property should be bought in both noise and accident potential zone? **Barber** replied just accident potential zone as it's too expensive to expand to maximum mission area. **Foley** asked how on board is Derby? **Barber** says Derby is very committed to Air Force Base and more will be revealed in August. **Hartig** asked if 47th Street would be closed? **Barber** said there would be no road closures. **Barber** said the municipalities involved will meet and it will be determined who accepts responsibilities. **Kitchen** asked where is the meeting going to be held? **Barber** replied the public meeting would be held on Wednesday, August 24th on the 10th floor at City Hall at 4:30 p.m. **Foster** asked is it fair for county to bear the price. **Barber** replied it very well could be a joint effort. **Ward** said buyer beware real estate disclosure easiest way to handle noise issue.

Recommended Action: Receive and file.

Board Agenda

7. Updates, Issues and Reports

Youth Representation Issue

Kemp recommends Danny Harshbarger, 2734 Conamore. He will bring the young man to the next meeting. He's a senior in high school, very active working in the neighborhood and is also working with Sarah Skelton on the 99% award.

Skelton showed map of 3rd District income distribution. Planeview and Hilltop qualify for CDBG funds, which mean sidewalk improvements can be done with out owner assessment. **Skelton** is working with Mary Kay Vaughn, director of the Housing and Community Development Department. There will be a report in September about help for low income citizens to revitalize their property. **Foley** says there is a very low percentage of home ownership in Hilltop and Planeview. **Skelton** says sidewalk rehabbing is taking place in south Wichita and he has asked staff to put hold on sidewalk assessments. He wants to benefit as many citizens as possible. .

Discussed loud music flyer. **Kitchen** says he's working toward a fitting memorial for Phyllis Hall. **Skelton** reported that "Lake Wassall" is being filled in.

Hartig (Kemp) motion for adjourn.

Recommend Action: Address each item as appropriate.

7. Next Meeting

The next regularly scheduled meeting for District Advisory Board III will be July 20, 2005 at Colvin Neighborhood City Hall at 7:00 p.m.

No Action Required

Adjournment

Respectfully Submitted,

Vicki Mork, Neighborhood Assistant

Visitors

Mandy Braden	1014 Praire Dr. 67218
Ken & Helen Parli	2730 Laura 67216
John Dickson	6054 S. Minneapolis 67216
Debra Miller Stevens	3125 E. Boston 67211
John Stevens	3125 E. Boston 67211
Mike MacKay	McConnell AFB 67210
Lonny Wright	1721 Lulu 67211
Elena Ingle	3608 Meadow Ln 67218
Mary Wright	205 Martinson 67203
Phyllis McComb	3814 Countryside 67218
Jim Kerscher	4100 Wilma 67211
Paul Davis	6417 Madison Ct. 67216
Annette Schoe	1314 Galena 67216
Betty Strickland	1302 Galena 67216
Gerald Pilj	2980 S. Clifton 67210
Pat Pickard	67210